

विकास योजना - लोणावळा

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम,  
१९६६ चे कलम ३१(१) अन्वये विकास योजना  
मंजूर करणेबाबत-

महाराष्ट्र शासन

नगर विकास विभाग,

शासन निर्णय क्र.टिपीएस १८९६/७५१/प्र.क्र.८२/९६/नवि १३

मंत्रालय, मुंबई : ४०० ०३२,

दिनांक : २९ जून, २००५.

शासन निर्णय :- सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या राजपत्रात प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

(दि.रा. कारुळकर)

अवर सचिव

प्रति,

विभागीय आयुक्त, पुणे विभाग, पुणे,  
संचालक, नगररचना, महाराष्ट्र राज्य, पुणे.  
उपसंचालक, नगररचना, पुणे विभाग, पुणे,  
सहायक संचालक, नगर रचना, पुणे शाखा, पुणे  
मुख्याधिकारी, लोणावळा नगरपरिषद, लोणावळा  
व्यवस्थापक, येरवडा कारागृह मुद्रणालय, पुणे.

(त्यांना विनंती की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या राजपत्राच्या  
भाग - १, पुणे विभागीय पुरवणी भाग-१ मध्ये प्रसिध्द करून त्याच्या प्रत्येकी ५ प्रती ह्या  
विभागास, संचालक नगररचना, महाराष्ट्र राज्य, पुणे, उपसंचालक नगररचना, पुणे विभाग,  
पुणे, सहायक संचालक नगररचना, पुणे शाखा, पुणे व मुख्याधिकारी, लोणावळा नगरपरिषद,  
लोणावळा यांना पाठवाव्यात.)

कक्ष अधिकारी (नवि-३) नगर विकास विभाग, मंत्रालय, मुंबई

त्यांना विनंती करण्यात येते की, सदरहू अधिसूचना शासनाच्या वेबसाईटवर प्रसिध्द  
करावी.

निवडनस्ती (कार्यासन नवि-१३)

**GOVERNMENT OF MAHARASHTRA  
URBAN DEVELOPMENT DEPARTMENT**

Mantralaya, Mumbai-400 032.

Dated:- 29<sup>th</sup> June, 2005.

**NOTIFICATION.**

No. TPS- 1896/751/CR-82-96/96/UD-13

**Maharashtra  
Regional &  
Town Planning  
Act, 1966**

Whereas, the Lonavala (District. Pune) Municipal Council (hereinafter referred to as "the said Municipal Council") being the Planning Authority (hereinafter referred to as "the said Planning Authority") for the area under its jurisdiction, by its Resolution No.32, dated 26.07.1988 made a declaration under Section 38 read with Section 23 (1) of Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as "the said Act") of its intention to revise the Development Plan for the area within its jurisdiction and notice of such declaration was published at Page No. 1341 of the Maharashtra Government Gazette, Pune Supplement dated 25.08.1988;

And whereas, the said Municipal Council after carrying out the survey of the entire area within its jurisdiction, prepared the Draft Development Plan (Second revised) of Lonavala (hereinafter referred to as "the said Development Plan") & published the said Development Plan under section 26 of the said Act vide Resolution dated 24.01.1994 and published a notice to that effect for inviting suggestions/objections from public in Maharashtra Government Gazette, Pune Division dated 10.02.1994 on Page No. 272 and 273 ;

And whereas, in accordance with provision of section 30 of the said Act, the said Planning Authority is required to submit the said Development Plan to Government for sanction within a period of 12 months (from the date of publication of above said notice dt.10.2.1994) provided that the State Government may on application by the said Planning Authority extend from time to time, the said period by such further period as may be specified in the order, but not in any case exceeding 24 months in aggregate and as such the said Planning Authority has to submit the said Draft Development Plan to the Government for sanction before, in any case, 9.2.1997 ;

And whereas, in the opinion of the State Govt., the said Planning Authority, neglected to perform its duties imposed upon it under the provisions of the said Act, in regard unable to submit the said Draft Development Plan to Government for sanction within the specified time limit;

And whereas, in exercise of the powers conferred by sub-section 1 of section 162 of the said Act and all powers enabling in that behalf, the Government of Maharashtra appointed Deputy Director of Town Planning, Head Office, Pune to be an officer ( hereinafter referred to as "the said Officer ") for performing the duties of the said Planning Authority under section 27,28,29,30 of the said Act vide Order No. TPS -1896/751/CR-82/96/UD-13 dt. 23.5.1996 ;

And whereas, after considering the suggestions and objections received from the public to the proposals of the said Development Plan, the said Officer has submitted the said Development Plan under Sub-section (1) of Section 30 of the said Act on 6.2.1997 to Government of Maharashtra for sanction ;

(P.T.O.)

And whereas, the State Government has extended the period under Section 31 (1) of the said Act for sanctioning the said Development Plan for the period from 6.2.1997 to 15.7.2005 vide Notification, Urban Development Department No. TPS 1896/751/CR-82-96/96/UD-13, dated 28<sup>th</sup> June, 2005;

And whereas, in accordance with Sub-section (1) of Section 31 of the said Act, the Government of Maharashtra after consulting the Director of Town Planning, Maharashtra State, Pune has decided to sanction part of the said Development Plan excluding the part verged in Mauve colour and marked as EP-1 to EP- 60 on the said Development Plan (hereinafter referred to as "the said Excluded Part") subject to the modifications shown on the said plan and as specified in the Schedule I (Schedule of Modifications accompanying this modification) ;

Now, therefore, in exercise of the powers conferred by Sub-section (1) of Section 31 of the said Act and all the other powers enabling it in that behalf, the Government of Maharashtra hereby ,

(a) sanctions the said Second Revised Development Plan of Lonavala (Excluding the part area shown in Mauve colour) and subject to modifications shown in Orange verge on said Development Plan and as specified in the Schedule of Modifications i.e. Schedule I appended hereto and ;

(b) fixes the dt.27.8.2005 to be the date on which final Second Revised Development Plan of Lonavala shall come into effect.

**Notes :-**

- (1) The aforesaid Final Development Plan as modified and sanctioned by State Government has been kept for inspection by the public during working hours, on all working days for a period of one year in the office of Lonavala Municipal Council, Lonavala.
- (2) Areas of reservations/ sites mentioned in report of the Development Plan and in Schedule appended hereto are approximate and subject to actual measurement on site as per boundaries on the Final Development Plan .
- (3) The reservations on sites which have not appeared in Schedule I and II are hereby sanctioned for the respective purposes as designated in the Development Plan.
- (4) This notification is also available on Government web site [www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in)

By order and in the name of the Governor of Maharashtra.

  
( V. R. Karulkar )

Under Secretary to Government.

**Development Plan of Lonavala (Second Revision)**  
**Accompaniment of Government Notification No.TPS-1896/751/CR-82-98/96/UD-13**  
**Dated 29<sup>th</sup> June, 2005.**

**Schedule - I**

**Schedule of Modifications**

Modification No.	Site No./ S.No./ Gat No. etc.	Proposals as per the Development Plan published u/s 23 of M.R. & T.P. Act 1966	Proposals as per the Development Plan submitted to the Govt. for sanction u/s 30 of M.R. & T.P. Act 1966	Modifications sanctioned by Government u/s 31 of M.R. & T.P. Act 1966.
1.	2.	3.	4.	5.
M-1	S.No.57, Plot No. 18, Nangar gaon (Bhangar wadi)	---	---	S.No.57, Plot No. 18, Nangargaon (Bhangarwadi) is included in Residential Zone.
M-2	S.No.53/ 1+3, Tungarli	Site No.39, Play Ground & Site No.40, Shopping Centre	Site No.39, Play Ground & Site No.40, Shopping Centre. Entry of S.No. 53 (pt) is mentioned in Column 3 of Schedule of Reservations.	Reservations continued. Typing mistake in D.P. Report is corrected & S.No. 53 (pt) is mentioned in Column 3 of Schedule of Reservations against Site No.39 (Play Ground) & 55 (pt.) against Shopping Center (Site No. 40).
M-3	Site No. 7, Primary School	Site No. 7, Primary School	Site No. 7, Primary School	Reservation continued. Designation of Site No. 7 is changed as Primary School & Play Ground
M-4	S.No. 129 (pt), Bhushi	Agriculture & No Development Zone	Area out of S.No.129 (pt) admeasuring about 850 Sq.Mt. is deleted from Agriculture & No Development Zone and included in Residential Zone as shown on plan.	Area out of S.No.129(pt) admeasuring about 850 Sq.Mt. is deleted from Agriculture & No Development Zone and included in Residential Zone as shown on plan.
M-5	S.No.5(p), 3 (pt), 42 (pt), Site No. 47, Shopping Centre	S.No.5 (pt), 3 (pt), 42 (pt), Site No. 47, Shopping Centre	S.No.5 (pt), 42 (pt), Site No. 47, Shopping Centre	Entry of S.No. 3(pt) in Column No.3 of Schedule of Reservations is deleted.
M-6	S.No.54, 55(pt) Nangar-	S.No.54, 55 (pt) Nangar-gaon Site No.81, Housing for Dishoused	S.No.54, 55 (pt) Nangar-gaon Site No.81, Housing for Dishoused	The Eastern portion of Site No.81, Housing for Dishoused is deleted and

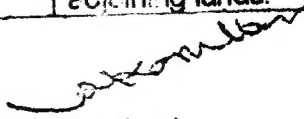
	gion Site No. 87 Housing for Disoused			included in Residential Zone as shown on plan
M-7	Site No. 28, Police Station	Site No. 28 Police Station	Site No. 28 Police Station	The portion of Site No. 28 Police Station is deleted & included in Residential Zone as shown on plan
M-8	Site No. 55/3A, Plot No. A-1, Nangar- gaon	Layout Open Space	Layout Open Space	Site No. 55/3A, Plot No. A-1, Nangar-gaon is included in Residential Zone
M-9	Site No. 9, Picnic Park, Swimming Pool & Boat Club	Site No. 9, Picnic Park, Swimming Pool & Boat Club	Site No. 9, Picnic Park, Swimming Pool & Boat Club	Designation of Site No. 9 (Public Park, Swimming Pool & Boat Club) is changed to Garden, Recreational Center, Lake Development, Water Sports & Restaurant. Development with F.S.I. of 0.15 shall be permitted in consultation with the Director of Town Planning.
M-10	Site No. 50, Garden	Site No. 50, Garden	Site No. 50, Garden	Designation of Site No. 50 (Garden) is changed to Garden, Lake Development, Water Sports & Refreshment Center. Development with F.S.I. of 0.15 shall be permitted in consultation with the Director of Town Planning.
M-11	Site No. 1, Extn. to Rajmachi Garden	Site No. 1, Extn. to Rajmachi Garden	Site No. 1, Extn. to Rajmachi Garden	The note about development of Site No. 1 is added in D.C.R. as follows : Site No. 1, Extn. to Rajmachi Garden could be developed for recreational & allied purposes. This development should be done in consultation with Director of Town Planning, Maharashtra State, Pune.
M-12	Site No. 73, Municipal Office, Library & Gymkhana	Site No. 73, Municipal Office, Library & Gymkhana	Site No. 73, Municipal Office, Library & Gymkhana	The designation of site is changed as Site No. 73, Municipal Office, Library, Gymkhana, Shopping Centre & Multipurpose Hall.



M-13	Site No.41 Picnic Park	Site No.41 Picnic Park	Site No.41 Picnic Park	The note for development of site in D.C.R. is added as follows : Site No.41, Lake and Picnic Park could be developed for lake development, garden, water sports etc. on the condition that only ground floor structure not exceeding 2% in aggregate of the area of site excluding the area of water body below HFL and not in any case exceeding 3000 sq.mt. shall be allowed to be constructed on the land. Development should be done in consultation with Director of Town Planning, Maharashtra State, Pune.
M-14	CTS 45, Lonavala	Public-Semipublic Zone	Public-Semipublic Zone	The land bearing CTS 45, Lonavala is reserved for Shopping Centre, Guest House & Library as Site No. 66A with it's Appropriate Authority Lonavala Municipal Council.
M-15	15 Mt. wide D.P. Road towards Bhushigaon	15 Mt. wide D.P. Road towards Bhushigaon	15 Mt. wide D.P. Road towards Bhushigaon	The proposed widening of the said 15 Mt. wide D.P. Road is shifted towards Eastern side as shown on plan.
M-16	9 Mt. D.P. Road passing through S.No. 205, 206, 207, 210, 288 (all parts), Lonavala (Mahaveer Chowk to Mawla Putala)	9 Mt. D.P. Road	9 Mt. D.P. Road	9 Mt. Road is shown as Existing Road instead of D.P. Road
M-17	CTS 194, Lonavala Site No. 31A, Dhobi Ghat	Site No. 31A, Dhobi Ghat	Site No. 31A, Dhobi Ghat	Site No. 31A, Dhobi Ghat is shifted in CTS 195, towards southern side of CTS 194 & 7.5 Mt. wide D.P. Road is proposed through CTS 194 & area of CTS 194 under Site No.31A is included in

				Residential Zone.
M-18	Provisions in DCR			<p>Notes:- The following provisions are added in the revised D.C.R. of Lonavala Municipal Council :</p> <p>(1) .The alignment of Mumbai-Pune Expressway shall be subject to any modifications/changes as may be finalized by MSRDC. In such a event, lands not required for Expressway shall be stand included in the zoning of adjoining lands.</p> <p>The alignment of Mumbai-Pune Expressway has been shown on Development Plan. If there is any difference in the said alignment and the actual work completed on site, the development permission, if any, in such land, affected by Expressway, shall be given in consultation with Director of Town Planning, Maharashtra State, Pune.</p> <p>(2) The original alignment of Expressway could not be fully developed by Public Works Department for various reasons. If the said portion of alignment, which could not be developed, is if decided to be cancelled by PWD, the Director of Town Planning, Maharashtra State, Pune should submit the planning proposals for such released lands to State Govt. for sanction. After approval of the said proposals they will form part of Revised Development Plan.</p> <p>(3) Sanctioned layouts within the area of Lonavala Municipal Council are marked, alongwith the designation of layout open space in Green colour, on Development Plan. However, the revision of such layouts, alongwith revision in road network &amp;</p>

				<p>relocation of open space, shall be considered by the Municipal Council and be approved in consultation with Director of Town Planning, Maharashtra State, Pune. No modification under Section 37 is necessary in the sanctioned Development Plan as the layout and open space does not form part of Development Plan proposals under Section 22.</p> <p>(4) Any printing error occurring in Schedule of Modification &amp; drafting error on plan sheets, the Chief Officer, Lonavala Municipal Council may in consultation with Director of Town Planning, Maharashtra State, Pune rectify the same.</p> <p>(5) In case, if an existing non confirming industrial use of a land, is discontinued for any reason, the land thereunder shall be put to the user permissible in respect of surrounding user in consultation with Director of Town Planning, Maharashtra State, Pune.</p> <p>(6) Private premises may have been shown in Public-Semipublic Zone in the Development Plan, due to any existing specific user in the premises. If the said existing Public-Semipublic user is discontinued or if the said designation of Public-Semipublic is shown by mistake, the development permission of such lands shall be considered in consultation with Director of Town Planning, Maharashtra State, Pune for the permissible user of adjoining lands.</p>
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 ( V.R. Karulkar )  
 Under Secretary to Government.